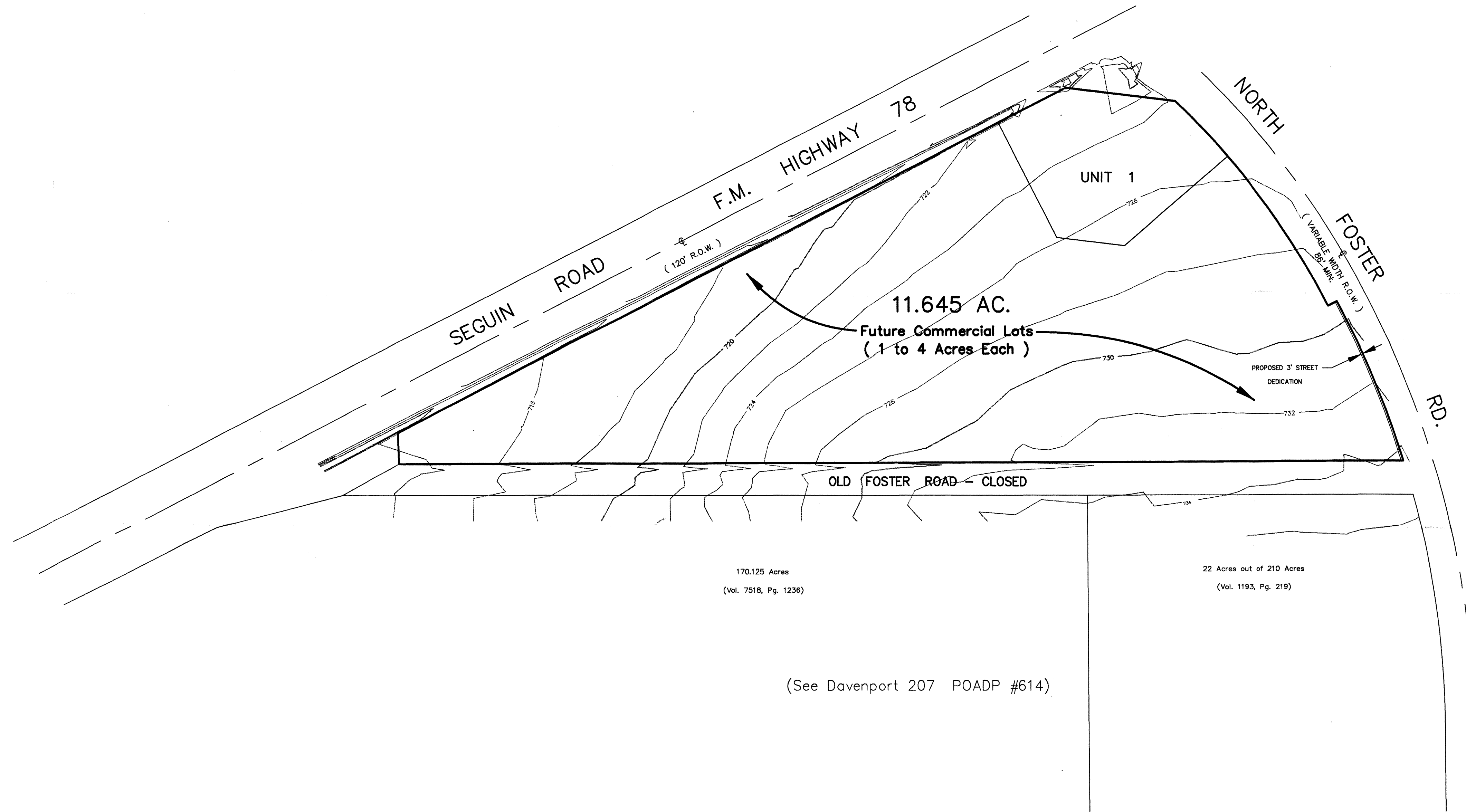


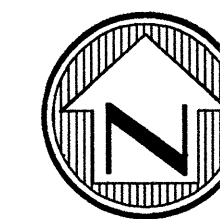
LOCATION MAP



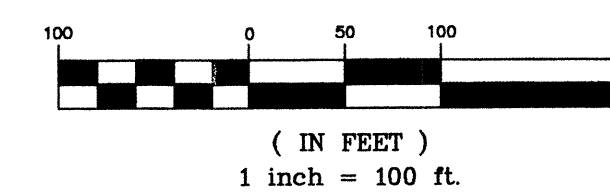
**UTILITIES**

WATER: SAN ANTONIO WATER SYSTEM  
SEWER: SAN ANTONIO WATER SYSTEM  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:  
JOHN K. SAUNDERS  
40 NORTHEAST LOOP 410, SUITE 433  
SAN ANTONIO, TEXAS 78216  
PHONE: (210) 340-2900



**GRAPHIC SCALE**



RECEIVED  
99 MAY 25 PM 3:28  
PLAN HAS BEEN ACCEPTED BY  
DEPT. OF PUBLIC  
LAND DEVELOPMENT  
SERVICES DIVISION  
COSA  
JUN 25 1999 636  
(date) (number)  
If no plats are filed, plan will  
expire on Dec 24, 2000  
1st plat filed on

P. O. A. D. P.

for

WOODLAKE CENTER SUBDIVISION



W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

**REVISIONS:**

JOB NO. 46659.00

FILE: 2

DATE: 3/29/99

DESIGN: 2

DRAWN: B.N.

CHECKED: SH

SHEET 1 OF 1

# 636

## CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 5/25/99 Name of POADP: WOODLAKE CENTER  
Owners: JOHN K. SALINDERS Consulting Firm: W. F. CASTELLA & ASSOC.  
Address: 40 NE LOOP 410 STE 433 Address: 1039 W. HILDEBRAND  
SA TX 78216 SA TX 78201  
Phone: 340-2900 Phone: 734 5351  
Existing zoning: B-3 Proposed zoning: B-3  
Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: ± 3 ☒ Yes ☐ No  
San Antonio City Limits? ☐ Yes ☒ No  
Council District: NA 2  
Ferguson map grid: 585 D5

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>± 6</u>	<u>11.645</u>

Is there a previous POADP for this Site? Name NO No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name NO No. \_\_\_\_\_

Plats associated with this POADP or site? Name WOODLAKE CENTER No. 990275

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: STEVEN E. HANAN Signature: [Signature]

Date: 5/25/99 Phone: 734 5351 Fax: 734 5363



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: STEVEN E. HANAN Signature: Steven E. Hanan

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

June 25, 1999

Steve E. Hanan P.E.  
W. F. Castella & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Woodlake Center

POADP # 636

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Woodlake Center Subdivision Preliminary Overall Area Development Plan # 636. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- A one foot non-access easement will be required at the corner of North Foster Road and Seguin Road. This easement will need to include the entire corner, plus fifty feet on either both sides.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

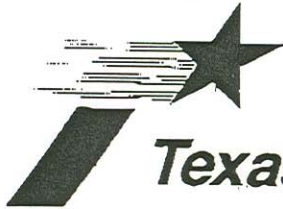
  
Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Jun 3 '99 11:13 P.01

**Texas Department**

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

Post-It® Fax Note	7671	Date	6/3/99	# of pages	1
To	Elizabeth Conol		From	Jesse Hays	
Co./Dept.	CSA - PLANNING		Co.	TXDOT	
Phone #	207 7893		Phone #	615 5860	
Fax #	207 4441		Fax #		

June 2, 1999

**P.O.A.D.P REVIEW**

Woodlake Center Subdivision

Located on FM 78 @ North Foster Road

**P.O.A.D.P. Reviewed for:****Comments**

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

FM 78 requires a minimum right of way width of 120'.

Access Limits/Restrictions

This property is eligible for a maximum combined total of five(5) access points, based on the overall combined FM 78 frontage. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

**ADDITIONAL COMMENTS:**

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

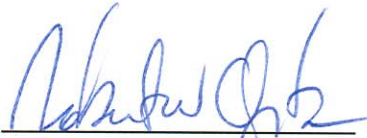
COPIES TO: File

SUBJECT: Woodlake Center Subdivision, POADP Level 2 T.I.A.

Date: June 25, 1999

The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the 11.6 acre Woodlake Center POADP located on F.M. 78 and Foster Road. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Proposed to consist of several detached commercial developments, it is estimated to generate 630 peak hour trips based on the ITE Trip Generation Manual. With the intent of shared driveways and common access, these trips will be distributed through two driveways on 545 ft frontage of Foster and three driveways on 1,130 ft frontage F.M. 78.



Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

Approved by:



Andrew J. Ballard, P.E.  
City Engineer

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1506967

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 370.00  
INVOICE DATE 6/03/1999  
DUE DATE 6/03/1999

50-04-5573  
JOHN K. SAUNDERS  
40 NE LOOP 410, STE. 433  
S.A. TX. 78216

-----  
PHONE: 000 - 0000

PLAN REVIEW FEE  
WOODLAKE CENTER SUBDIVISION  
FACILITY LOCATION: 100 COMMERCE ST,W

-----  
INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS  
6/03/1999 1506967 50-04-5573 6/03/1999 7:45 - 4:30  
-----

-----  
LINE INDEX REF DESCRIPTION AMOUNT  
1 012542-001 PLAN REVIEW FEES 370.00  
-----

-----  
AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 06/02/1999 CK# 1157 WOODLAKE CENTER  
END 06/02/1999  
-----

-----  
PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE  
0.00 370.00 370.00 370.00  
-----





# TRANSMITTAL SIGN & DATE LETTER

**W.F. CASTELLA & ASSOCIATES, INC.**  
**ENGINEERS • SURVEYORS • PLANNERS**  
39 W. Hildebrand • San Antonio, Texas 78201-4656  
(210) 734-5351 \* FAX 462-4080

Date: May 18, 1999

To: Todd Sang

Traffic Engineering

Department of Public Works

City of San Antonio

Project No.: 46659.00 T/LC: 10 / T

Re: Woodlake Center POADP

Level II TIA

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

☐ Prints

☐ Sepias

☐ Films

☐ Tracings

☐ Specifications

☐ Copy of Letter

☐ Change Order

☐ Invoices

☐ \_\_\_\_\_

SETS	PAGES PER SET	DESCRIPTION
3		Level II TIA report
1		Check for \$300
1		Aerial mosaic of area

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ Approved as submitted

☐ Resubmit \_\_\_\_\_ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit \_\_\_\_\_ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment

☐ For payment

☐ \_\_\_\_\_

☐ FOR BID DUE \_\_\_\_\_

19 \_\_\_\_\_

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Please forward release for Plat No. 990275 [Woodlake Center Subdivision Unit 1]

**SIGN & DATE**

COPY TO: \_\_\_\_\_

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNED: Joe Nij

If enclosures are not as noted, kindly notify us as once.





# TRANSMITTAL LETTER

## W.F. CASTELLA & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656  
(210) 734-5351 \* FAX 734-5363

Date: 5/25/99

To: PLANNING

Project No.: 46659.00 T/LC: 30 E

Re: WOODLAKE

CENTER

"P.O.A.D.P."

ELIZABETH CAROL

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

☒ Prints

☐ Sepias

☐ Films

☐ Tracings

☐ Specifications

☒ Copy of Letter

☐ Change Order

☐ Invoices

☐

SETS	COPIES PER SET	DESCRIPTION
<u>1</u>	<u>1</u>	<u>CHECK \$ 370</u>
<u>1</u>	<u>1.8 1/2 x 11</u>	<u>COPY P.O.A.D.P. APPLICATION</u>
<u>6</u>	<u>1.24 x 36</u>	<u>PRINT "</u>

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ Approved as submitted

☐ Resubmit \_\_\_\_\_ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit \_\_\_\_\_ copies for distribution

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☐ For review and comment

☐ For payment

☐ \_\_\_\_\_

☐ FOR BID DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: COPIES SENT TO: TxDOT, CITY ARBORIST,  
TIA PREVIOUSLY SUBMITTED.

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

COPY TO: \_\_\_\_\_ 99 MAY 25 PM 3:28

REC. BY: \_\_\_\_\_ RECEIVED

DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]

Woodlake Center

@ Seguin Rd + N. Foster Rd

OCL

6 commercial lots on  
11.6 acres

---

TIA

- trees

~~- non access~~

- exdot to Bob

- non access easement

@ corner of North  
Foster + Seguin

@ entire corner  
plus 50' each side

8/12/11

called Lee 6:15:99